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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

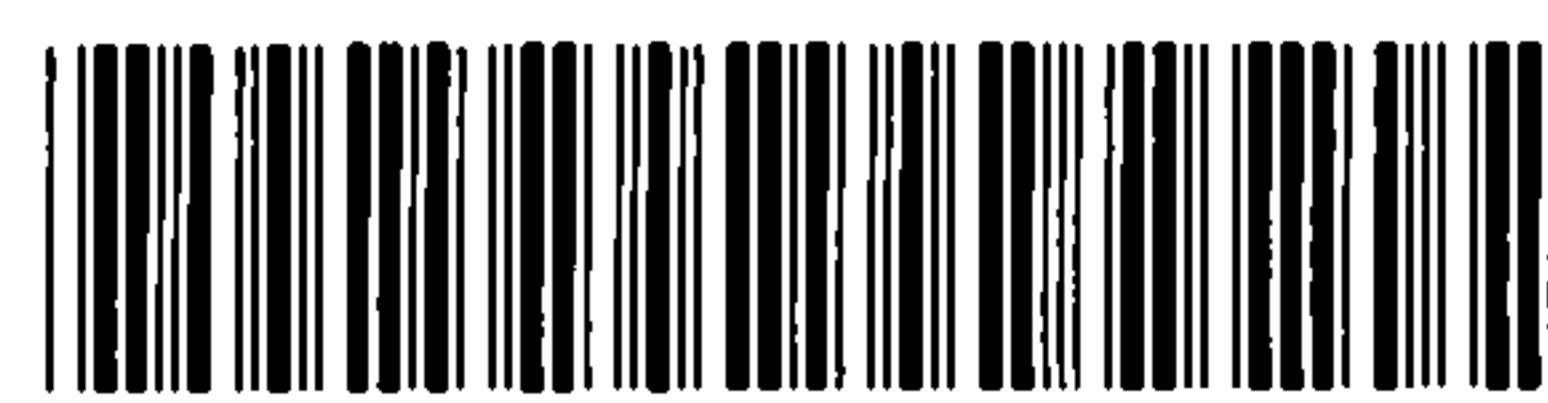
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THIS INSTRUMENT PREPARED BY:  
ROBERT J. DeBOER, ESQ.  
KANETSKY, MOORE & DeBOER, P.A.  
227 Nokomis Avenue South  
Venice, FL 34285  
File No. 14508.02/MK

Parcel I.D. No. 0441-10-1124



2011010775

**SPECIAL WARRANTY DEED**

This Indenture, made this 13<sup>th</sup> day of December, 2010, between MARY RYAN, whose mailing address is 2824 S. Abingdon St., #2-A, Arlington, VA 22206, as Grantor, and JOHN SWANSON, whose mailing address is 41 Leavenworth Rd., Woodbury, CT 06798, as Grantee.

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

An undivided one-sixth (1/6th) interest in Unit 204, Building 7, THE GARDENS II OF ST. ANDREWS PARK AT THE PLANTATION, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2908, page 380, as amended, and as per Plat thereof recorded in Condominium Book 31, page 35, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, zoning, applicable governmental regulations and taxes beginning with the current year, but this reference shall not operate to reimpose same.

Grantor warrants and covenants that the above-described property does not constitute the homestead of the Grantor, nor is it contiguous thereto.

Together with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

To Have and to hold the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good and right and lawful authority to sell and convey said land; that Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, the Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Karen M. Stakes  
Printed Name: Karen M. Stakes

Mary Ryan (Seal)  
MARY RYAN

Eugene Levitzky  
Printed Name: EUGENE LEVITZKY

State of ~~Virginia~~ MARYLAND  
County of Montgomery

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2010, by MARY RYAN, who [] is personally known to me or [] produced a \_\_\_\_\_ as identification.

Shari Lamm  
Printed Name: SHARI LAMM  
NOTARY PUBLIC  
My Commission Expires: 01/15/2013

[Notary Seal]

